

01277 201300

Mass & Co

Chartered Surveyors and Property Consultants 25 High Street, Brentwood, Essex. CM14 4RG

www.massandco.com

70 HIGH STREET, INGATESTONE, ESSEX, CM4 9DW

TO LET - GROUND FLOOR RETAIL/CLASS E UNIT

300 sq.ft (27.87 m²)



Location

The premises is situated in the heart of Ingatestone High Street between the junction of Docklands Avenue and New Road and backing on to Seymour Field.

Adjoining occupiers include convenience stores, a wide variety of food outlets, hairdressers and other retails in the local vicinity.

Ingatestone benefits from excellent public transport links with Ingatestone mainline station accessing Liverpool Street in 40 minutes). The A12 at its junction with the M25 (J28) is 4 miles away and within 10 minutes' drive. The A127 Southend Arterial Road at its junction with the M25 (J29) is 4 miles away and within 15 minutes' drive.

Accommodation

The accommodation comprises a of a ground floor shop/office and rear storage space

The property is to be offered on new lease terms to be agreed. A rent deposit of 3-6 months will be required subject to status.

Rent

£12,000 per annum exclusive of all outgoings, payable quarterly in advance on the usual quarter days

Service Charge

A service charge may be applicable in respect of this property. Further details on request.

Planning & Use

The current use falls within Class E but applicants should make their own enquiries regarding their proposals.

Rates

Rateable Value	10,250
UBR (2023/2024)	
Rates Payable	5,114.75

Energy Performance Asset Rating

EPC Awaited

VAT

Value Added Tax is not applicable to the rent.

Viewing & Further Information

Strictly by prior arrangement with Mass & Co

- s. COLLUTOR themselves and also as Agents for the seller(s)lessee(s) of this property give notice that:

 i. the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract.

 ii. no person in the employment of Mass & Co Ltd has any authority to make or give representation or warranty whatever in relation to this property.

 iii. applicants who make offers which are subsequently accepted by the seller(s)lessee(s) will be subjected to personal and financial checks which satisfy Anti-Money Laundering Regulations. Such checks are conditional to the transaction.